



# Expression of Interest Western Sydney

On behalf of:

**Barbeques Galore**

**3 May 2024**

Submissions to be lodged with:

[submissions@lpc.com.au](mailto:submissions@lpc.com.au)

Attn: Gillian Heath

By 5pm Friday, 10 May 2024

## Western Sydney Accommodation

LPC has been appointed to act as Occupier Advisor for Barbeques Galore in relation to their Western Sydney office requirement. Barbeques Galore is Australia's leading retailer of BBQs, outdoor furniture, wood heaters and BBQ accessories. For further information visit [www.barbequesgalore.com.au](http://www.barbequesgalore.com.au)

### The Requirement

Item	Comments
<b>Type of Accommodation</b>	A or B Grade office accommodation with services consistent with the PCA office matrix.
<b>Lettable Area</b>	Subject to final space planning an area of circa 600 sqm is required.
<b>Location</b>	Within a 10-kilometre radius from 350 Parramatta Road, Homebush. (i.e. Homebush/ Sydney Olympic Park, Rhodes, Strathfield, Burwood & Parramatta)
<b>Lease Commencement</b>	A lease commencement date Q1, 2025 will be considered.
<b>Lease Term</b>	An initial lease term of 5 to 8 years will be considered with option/s.
<b>Access for Fit-out</b>	Access for fitout will be required 4 months prior to lease commencement with the ability to trade from the premises upon the completion of the fitout works.
<b>Condition</b>	Preference for premises to be provided with a modern open plan style fit out with workstations (minimum 60), meeting rooms, boardroom, offices, separate kitchen break area, small reception area.
<b>Contraction/Expansions</b>	Buildings that can offer the opportunity to expand / contract during the lease term would be well regarded.
<b>Energy Rating</b>	Please confirm ratings, including NABERS Energy and Water.
<b>Car Parking</b>	Access to 50 spaces either in the building or nearby parking station.
<b>Storage &amp; Other</b>	Our client requires on site storage facilities for storage of products and outdoor / terrace areas for cooking demonstrations. On site end of trip facilities is also preferred.



## Expression of Interest Barbeques Galore

### Consultants Fees

Our client requires reimbursement of professional occupier advisory fees.

### Agent Appointments

LPC will not be involved in the resolution of any dispute that may arise between agents, agency firms or consultants in respect of introductions.

## Lodgement Details

Each party must nominate and complete a checklist with the details of premises that meet our client's requirements. Details to be submitted to our office by 5:00pm Friday, 10 May 2024

### Submissions are to be lodged with

**submissions@lpc.com.au**

**Gillian Heath**

**1300 415 215**